



**CITY OF MORGAN HILL
Council Chambers**

17555 PEAK AVENUE MORGAN HILL, CALIFORNIA 95037

COUNCIL MEMBERS

Dennis Kennedy, Mayor
Steve Tate, Mayor Pro Tempore
Larry Carr, Council Member
Mark Grzan, Council Member
Greg Sellers, Council Member

PLANNING COMMISSION

Ralph Lyle, Chair
Robert J. Benich, Vice-Chair
H. Geno Acevedo, Commissioner
Robert L. Escobar, Commissioner
Susan Koepp-Baker, Commissioner
Joseph H. Mueller, Commissioner
Charles D. Weston, Commissioner

WEDNESDAY, JUNE 8, 2005

AGENDA

CITY COUNCIL SPECIAL MEETING

AND

PLANNING COMMISSION SPECIAL MEETING

7:00 P.M.

***A Special Meeting of the City Council and a Special Meeting
the Planning Commission is called at 7:00 P.M. for the Purpose
of Conducting a Workshop Study Session.***

Dennis Kennedy, Mayor

CALL TO ORDER

(Mayor Kennedy)
(Chairman Lyle)

ROLL CALL ATTENDANCE

(City Clerk Torrez)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(City Clerk Torrez)

OPPORTUNITY FOR PUBLIC COMMENT

PUBLIC COMMENT

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME
THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND
PRESENT IT TO THE CITY CLERK.**

(See notice attached to the end of this agenda.)

**PLEASE SUBMIT WRITTEN CORRESPONDENCE TO THE CITY CLERK/AGENCY SECRETARY. THE
CITY CLERK WILL FORWARD CORRESPONDENCE TO THE CITY COUNCIL.**

City Council and Planning Commission Workshop (7:00 p.m.–9:00 p.m.)

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1. **DISCUSSION OF PROPOSED CHANGES TO THE RESIDENTIAL DEVELOPMENT CONTROL
SYSTEM EVALUATION CRITERIA RELATING TO THE DOWNTOWN AREA, AND OTHER
POLICY MATTERS RELATED TO THE DOWNTOWN AREA** 1
Recommended Action(s):
 1. **Review** and **Provide** Direction on Recommended Scoring Changes;
 2. **Provide** Policy Direction Regarding the Provision of BMR Units in Downtown Projects;
 3. **Provide** Policy Direction Regarding Increasing the Development Density in the Downtown CC-R District;
 4. **Review** and **Discuss** Implications of Expanding the Downtown Area South of Dunne Avenue; and
 5. **Discuss** an Overall Vision for Downtown

2. **INTEGRATING MARKET RATE AND AFFORDABLE HOUSING UNITS** 63
Recommended Action(s): **Discuss** and **Provide Direction** for Possible Changes to the Residential Development Control System

3. **PLANNING COMMISSION/PLANNING DIVISION WORK PLAN AND ACTIVITY ITEMS
FOR FY 2005/06** 73
Recommended Action(s): **Review**, **comment** and **provide direction** to staff and the Planning Commission, as desired

ADJOURNMENT

The Planning Commission will adjourn to its next regular meeting scheduled for June 28, 2005 (the June 14, 2005 Planning Commission meeting has been canceled).

The City Council will adjourn to its next regular meeting scheduled for June 15, 2005.